

property details **approval form**

113 Cardross Road, Dumbarton, Dunbartonshire, Scotland, G82 5DY

Date: 11 July 2024

Property Ref and Version: DBT107188 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £140,000

Tenure: Freehold

>> **key features**

- > Large Family Home
- > Popular Location
- > 4 Bedrooms
- > Large Lounge
- > Spacious Gardens
- > EPC Rating: C

>> **short description**

Large semi detached villa amidst a popular district close to local schooling and amenities. Comprising hallway, large lounge, sizeable fitted kitchen, bedroom 4/study whilst upstairs there are 3 further double bedrooms and stylish bathroom. Gas C/H. D/Glazing. Large Gardens with additional storage.

>> **long description**

Modern semi detached villa offering spacious family orientated accommodation at a competitive price. Set within large gardens with storage this family home comprises reception hallway, large lounge, fitted kitchen, bedroom 4/study, upstairs there are 3 further double bedrooms, stylish bathroom and loft storage. The specification includes gas central heating, double glazing and gardens with shed storage.

Dumbarton is a west coast town steeped in history and character which nestles between the idyllic countryside of Loch Lomond and numerous tourist attractions and the Clyde coast with Glasgow city centre a few miles away. Retail parks and shopping centres are to hand providing general day to day facilities. Public transport links include regular bus and rail services with access to a road infrastructure which makes it an ideal commuter base. Schooling at both primary and secondary levels are in abundance which is ideal for families attracted by a quality lifestyle for business, education and recreation/leisure pursuits.

>> **directions**

Your Allen & Harris office: 163 High Street, DUMBARTON, Dunbartonshire, G82 1NZ
T 01389 731314 **E** Dumbarton@allenandharris.co.uk

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>> **Agent Note**

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>> **room description**

Reception Hallway

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)

Kitchen

8' 11" x 8' 10" (2.72m x 2.69m)

Bedroom 4/Study

9' 9" x 9' 3" (2.97m x 2.82m)

Bedroom 1

9' 3" x 14' 4" (2.82m x 4.37m)

Bedroom 2

8' x 11' 6" (2.44m x 3.51m)

Bedroom 3

8' 6" x 10' 9" (2.59m x 3.28m)

Bathroom

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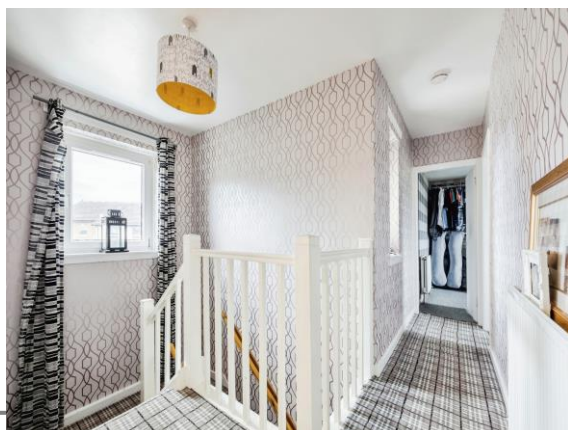
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

Richard Whitney		
Mrs E. Anderson		

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